



A G E N D A
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
FEBRUARY 22, 2016
4:00 P.M.

1. Call to Order
2. Invocation – Gulf Shores Fire Department Battalion Chief, Bo Smith
3. The Pledge of Allegiance
4. Roll Call
5. Approval of Minutes –
 - a. February 8, 2016 – Regular Council Meeting
 - b. February 15, 2016 – Council Work Session Meeting
6. Approval of Expense Vouchers
7. Presentation of Petitions, Requests and Communications
 - a. Gulf Shores Police Department – Oath of Office, Introductions, Promotions & Awards
 - b. Proclamation – Annual Tacky Jacks Appreciation Week – First Responders
 - c. Public Assembly Permit Application – The Hangout – Knocker Ball Event
8. Public Hearing –
 - a. Ordinance – Amend Zoning Ordinance – Rezone 16961 State Hwy 180
9. New Business
 - a. Ordinance – Amend Zoning Ordinance – Pier Structures
 - b. Ordinance – Amend Code – Rental Vacation Ejection Regulations
 - c. Resolution – Authorize Expenditure of G.O. Taxable Warrant, Series 2012-A
 - d. Resolution – Modify Tennis Instructor Agreement
 - e. Resolution – Authorize 2016 Zydeco and Crawfish Musical Contracts
 - f. Resolution – Support Renewal of Baldwin School Funding
 - g. Resolution – Authorize ALDOT Traffic Signal Maintenance Agreement
 - h. Resolution – Authorize Proposal – R&S Paving and Grading, Inc.
 - i. Resolution – Reject Bids – Bodenhamer Recreation Center Pool Filtration
10. Committee Reports
11. Staff Reports
12. Hearing of Persons Not Listed on Formal Agenda
13. Adjourn

**MINUTES OF
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
FEBRUARY 22, 2016**

Mayor Craft called the meeting to order at 4:00 p.m. at City Hall. The invocation was delivered by Gulf Shores Battalion Chief, Bo Smith.

Upon roll call, the following officials answered "present": Councilmen Garris, Doughty, Harris, Dyken, Jones and Mayor Craft.

Councilman Garris moved to approve the minutes of the Regular Council Meeting of February 8, 2016, as presented; seconded by Councilman Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye", Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye", Councilman Jones, "aye", and Mayor Craft, "aye". Whereupon, Mayor Craft declared the motion carried.

At this time, Councilman Harris moved to approve the minutes of the Council Work Session Meeting of February 15, 2016, as presented; seconded by Councilman Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye", Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "abstain", Councilman Jones, "aye", and Mayor Craft, "abstain". Whereupon, Mayor Craft declared the motion carried.

Councilman Dyken moved to approve the expense vouchers in the amount of \$939,736.27; seconded by Councilman Jones; and the vote of those officials present was unanimously in favor of the motion.

The City Clerk noted that the complete list of vouchers to be paid, as reflected on a computer printout, had been made a permanent record in the Clerk's office.

Chief Delmore recognized Officer Scott Hubbard as Officer of the Year, giving some of his statistical background on how he achieved this award. Administrative Supervisor, Alicia Talley read a brief bio for Stacy McElroy and William Cowan, II after which Mayor Craft swore them in as new Gulf Shores Police Department Officers. She then announced the promotion GSPD Telecommunications employee Seth Fuller to Telecommunications/IT Coordinator.

Chief Delmore then recognized the ACE (Aggressive Criminal Enforcement) Award Winners: Officers Brandon Ward, Seth Headley, Joshua Hoguet, Luke Cowan and Scott Hubbard. The Chief then gave a brief ACE Program summary and congratulated each Officer on a job well done.

Furthermore, Director of Recreation and Cultural Affairs, Grant Brown presented Susan Sizemore, Marketing Manager for Tacky Jack's Restaurant, a Proclamation declaring that the first week of March will be observed annually by Tacky Jack's as Public Safety Appreciation Week for First Responders. Ms. Sizemore in turn thanked all the first responders for their outstanding service and invited them to come enjoy a complimentary lunch at Tacky Jack's Restaurant anytime during the week in recognition and appreciation of their service.

Director of Recreation and Cultural Affairs, Grant Brown then introduced a Public Assembly Permit Application from The Hangout for a Knocker Ball Event to be held March 15-17, 2016.

Councilman Jones moved to approve the Assembly Permit Application from The Hangout, to host a Knockerball Event as presented; seconded by Councilman Doughty; and the vote thereon was as follows: Councilman Garris, "aye", Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye", Councilman Jones, "aye" and Mayor Craft, "aye". Whereupon, Mayor Craft declared the motion carried.

The Mayor stated that this was the time and place for the public hearing, as advertised, on the proposed amendment to the Zoning Ordinance.

The City Clerk stated that this public hearing notice had been advertised as required by law by posting of the public notice and draft Ordinance at the City Hall, Library, Recreation Center and on the City's website for twenty two days.

Insert #1

Andy Bauer, Planning Director, noted the recommendations of his Department and the Planning Commission in support of the zoning amendment.

Insert #2

The City Clerk stated there were no written communications received.

The Mayor asked if there was anyone present who wished to comment on the proposed zoning amendment.

Sharon Lynch, President of the Homeowners Association of Garden Park Terrace, located near the proposed area to be re-zoned, questioned what types of business allowed under the proposed change to General Business. Director of Planning and Zoning Andy Bauer, addressed her questions and concerns and gave a brief summary of what the applicant had planned as to why he was requesting to have his property zoned.

Councilman Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 1807
AN ORDINANCE
AMENDING ORDINANCE NO. 1584
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,
BY CHANGING THE ZONING CLASSIFICATION
OF APPROXIMATELY 2.99 ACRES OF LAND AT 16961 STATE HWY 180
DESCRIBED HEREIN IN REZONING CASE Z2015-03,
FROM BN (NEIGHBORHOOD BUSINESS)
TO BG (GENERAL BUSINESS) ZONING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

Section 1. That in respect to that certain property more particularly described as 16961 State Highway 180, Gulf Shores, Alabama and as follows:

Lot 2, V. and M. Estates Subdivision, Baldwin County, Alabama,
as found recorded on slide 1452-B in the office of the Judge of Probate
of said County; and

Section 2. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, along with the Zoning Map of the City of Gulf Shores, be and it is hereby amended and altered by rezoning approximately 2.99 acres located at 16961 State Hwy 180 from BN (Neighborhood Business) to BG (General Business) with the following conditions:

1. The gravel parking spaces in front of the commercial building shall be delineated with wheel stops.
2. Six (6) shrubs every 20 feet shall be installed to screen the commercial building parking lot from State Highway 180.
3. The dumpster shall be moved behind the front building line and screened by a minimum six (6) foot tall gated enclosure.

4. All outdoor storage located behind the warehouse shall be placed within the building or screened with minimum six (6) foot tall privacy fence.

Section 3. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Garris; and upon the question, the vote thereon was as follows: Councilman Garris, "aye," Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye," Councilman Jones, "aye" and Mayor Craft, "aye". Mayor Craft then declared the rules suspended.

Councilman Dyken then moved for the adoption of Ordinance No. 1807 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1807 was seconded by Councilman Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye," Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye," Councilman Jones, "aye" and Mayor Craft, "aye". Whereupon, Mayor Craft declared Ordinance No. 1807 duly and legally adopted.

At this time, Mayor Craft read a statement provided by the City Attorney, as follows: According to the Alabama Code, in all towns and cities of less than 12,000 population, an affirmative vote of a majority of the whole number of members of the Council to which the corporation is entitled, including the Mayor, shall be required to enact any Ordinance or Resolution intended to be of permanent operation.

Upon further review by our City Attorney, Ordinance No. 1802 – Pier Structures, presented at the February 8th Council Meeting is an Ordinance of permanent nature which received only three (3) affirmative votes and two (2) negative votes of the five (5) Councilmembers present.

Therefore, Ordinance No. 1802 failed to meet the guidelines to pass or fail because it did not receive the required number of affirmative or negative votes and must be reconsidered by the Council in order to be legally enacted.

The public hearing remains valid, but the ordinance has been returned to the agenda today for Council reconsideration. The Mayor stated that this was the time and place for the public hearing, on the proposed amendment to the Zoning Ordinance and asked if anyone present had any comments.

At this time, Mr. Dennis Hatfield an officer with Little Lagoon Preservation Society, addressed the Council asking them to consider the modified proposal offered by LLPS which was a formula for a tiered approach to pier house size based on waterfront lot size and the addition of a height restriction to limit what was termed as visual pollution and waterfront clutter. Richard Sherman, a Lagoon resident stated he strongly supports the Ordinance as written.

Following a lengthy discussion, Councilman Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 1808

**AN ORDINANCE
TO AMEND ORDINANCE NO. 1584
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010 AT
ARTICLE 6: SUPPLEMENTARY REGULATIONS,
SECTION 6. GENERAL PROVISIONS, ACCESSORY BUILDINGS
AND DWELLINGS, ITEM G. PIER STRUCTURES
BY CHANGING CERTAIN LANGUAGE
AND REWRITING AS REQUIRED
(ZT2015-05)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA,
WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016 as follows:

Section 1. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010 be and it is hereby amended at Article 6: Supplementary Regulations, Section 6. General Provision, Accessory Buildings and Dwellings, Item G. Pier Structures by changing certain language and rewriting as follows:

ARTICLE 6: SUPPLEMENTARY REGULATIONS

* * * *

Section 6-6. General Provisions, Accessory Buildings and Dwellings

* * * *

G. Pier Structures. , A roofed Structure may be built on a pier over a body of water provided that:

- 1.No portion of the Structure shall be enclosed by walls except for fifty (50) square feet which shall be used for storage purposes;
- 2.Open railings, if used, do not extend to a height exceeding forty-two (42) inches above the pier deck;
- 3.The Structure shall contain no permanent facilities for toilets, bathing or cooking; and,
- 4.The roof shall not cover an area of more than 800 sf

* * * *

Section 2. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Garris; and upon the question, the vote thereon was as follows: Councilman Garris, "aye," Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye," Councilman Jones, "aye" and Mayor Craft, "aye". Mayor Craft then declared the rules suspended.

Councilman Harris then moved for the adoption of Ordinance No. 1808 as presented and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1808 was seconded by Councilman Doughty; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye," Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "nay," Councilman Jones, "aye" and Mayor Craft, "aye". Whereupon, Mayor Craft declared Ordinance No. 1808 duly and legally adopted.

At this time, Councilman Dyken introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5619-16

**A RESOLUTION
TO AUTHORIZE EXPENDITURE OF
G. O. TAXABLE WARRANT, SERIES 2012-A FUNDS
IN AN AMOUNT NOT TO EXCEED \$187,500.00
FOR THE GULF PLACE PROJECT**

BE IT RESOLVED by the City Council (the "Council") of the City of Gulf Shores (the "City") as follows:

Section 1. Findings. The Council has ascertained and does hereby find and declare that:

(a)it is in the best public and financial interest of the City to spend approximately \$187,500 of the proceeds of the City's General Obligation Taxable Warrant, Series 2012-A, dated July 13, 2012 (the "Series 2012-A Warrant") for the purpose of paying for Gulf Place engineering, permit work and other expenses relative thereto; and

(b) Ordinance No. 1684, which authorized the original issuance of the Series 2012-A Warrant, which was adopted on July 9, 2012 and was heretofore amended on October 26, 2015, be further amended to provide express authorization for the expenditure of funds described hereinabove.

Section 2. Amendment of Ordinance No. 1684. The following is hereby added to Ordinance No. 1684: “Section 14. Additional Use of Proceeds. In addition to the uses permitted in Section 13, the proceeds of the Warrant may be used for the purposes of paying for Gulf Place engineering, permit work and other expenses relative thereto, as described in Resolution No. ____ adopted on February 22, 2016.”

Section 3. Direction to Draw and Expend Funds. The Mayor, City Clerk and Finance Director are hereby authorized to take such action as may be necessary to effect the actions contemplated herein and are further directed to execute and deliver all such requisite documentation.

The motion for the adoption of Resolution No. 5619-16 was seconded by Councilman Doughty; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, “aye”, Councilman Doughty, “aye”, Councilman Harris, “aye”, Councilman Dyken, “aye”, Councilman Jones, “aye”, and Mayor Craft, “aye”. Whereupon, Mayor Craft declared Resolution No. 5619-16 duly and legally adopted.

Councilman Doughty introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5620-16

**A RESOLUTION
AUTHORIZING AND DIRECTING THE
MAYOR AND CITY CLERK
TO EXECUTE AND ATTEST, RESPECTIVELY,
AN AGREEMENT MODIFICATION WITH TOMAS CATAR,
TENNIS INSTRUCTOR CONTRACTOR**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

Section 1. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, an agreement modification between the City of Gulf Shores and Tomas Catar, Tennis Instructor Contractor in substantially the form presented to Council this date.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5620-16 was seconded by Councilman Garris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, “aye”, Councilman Doughty, “aye”, Councilman Harris, “aye”, Councilman Dyken, “aye”, Councilman Jones, “aye”, and Mayor Craft, “aye”. Whereupon, Mayor Craft declared Resolution No. 5620-16 duly and legally adopted.

Furthermore, Councilman Garris introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5621-16

**A RESOLUTION
APPROVING CONTRACTS AND AUTHORIZING EXECUTION OF SAME
TO PROVIDE FOR MUSICAL ENTERTAINMENT FOR
2016 WATERWAY VILLAGE ZYDECO AND CRAWFISH FESTIVAL**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016 as follows:

Section 1. That the contracts for musical entertainment provided by MoJo Station and Artists of Note, Inc., agent for Creole Stomp, for the upcoming 2016 Waterway Village Zydeco and Crawfish Festival are hereby approved as presented; and

Section 2. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, contracts between the City of Gulf Shores and MoJo Station and Artists of Note, Inc., representing Creole Stomp, for musical performances during the 2016 Waterway Village Zydeco and Crawfish Festival; and in substantially the form presented to Council this date.

Section 3. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5621-16 was seconded by Councilman Doughty; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, “aye”, Councilman Doughty, “aye”, Councilman Harris, “aye”, Councilman Dyken, “aye”, Councilman Jones, “aye”, and Mayor Craft, “aye”. Whereupon, Mayor Craft declared Resolution No. 5621-16 duly and legally adopted.

At this time, City Administrator, Steve Griffin introduced the next proposed Resolution in support of funding for Baldwin County schools. The renewal of the special countywide one mill school tax and renewal of the special district 3 mill school tax would allow the continued operation of the schools at the level they are now. No capital projects would be funded from the renewal of the school tax funding.

Councilman Jones then introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5622 – 16

**A RESOLUTION
SUPPORTING BALDWIN COUNTY PUBLIC SCHOOLS
AND THE RENEWAL OF ALL EXISTING FUNDING**

WHEREAS, the public schools of Baldwin County have earned a reputation for excellence in education;

WHEREAS, the continuing pursuit of excellence in education is essential to the long-term vitality and economic prosperity of Baldwin County;

WHEREAS, outstanding public schools can continue to exist only if there is adequate funding in place to provide the essential educational resources and qualified personnel needed to educate the children of Baldwin County;

WHEREAS, the Gulf Shores City Council has determined that the renewal of the expiring four (4) mills on the March 1, 2016 primary election ballot is critical to the continued funding of existing essential operations, however, this renewal will not address the short or long-term capital needs dictated by the continued success and growth occurring in Baldwin County;

WHEREAS, over the last ten (10) years there has been a 25% growth in the student population in Baldwin County, that is over 6,158 additional students;

WHEREAS, conservative projections show that Baldwin County schools can reasonably anticipate additional growth in the next ten (10) years, resulting in a county-wide student population of approximately 35,897, compared to 24,485 in 2004;

WHEREAS, Baldwin County’s economic development efforts and its ability to attract and keep high quality employers is directly linked to enabling our public schools to continue producing outstanding students who will constitute the future workforce of tomorrow and quality schools promote the outstanding quality of life and strong communities currently enjoyed within Baldwin County;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

Section 1. That the Gulf Shores City Council supports the renewal of the expiring four (4) mills to ensure Baldwin County Public Schools will continue to receive all existing funding to maintain its reputation for excellence in education, which is essential to the long-term vitality and economic prosperity of Baldwin County; and

Section 2. That the renewal of this existing funding will enable Baldwin County Public Schools to avoid a catastrophic cut in essential operational funding of approximately \$16,000,0000.00 per year.

Section 3. That in 2014, the Gulf Shores City Council adopted our Vision 2025 for Sustainability Plan and a Strategic Plan 2015 – 2019 which provides for the implementation of the Vision including partnerships that propose to build a first-rate academic campus. The campus will feature a leading edge design incorporating the latest technology into a new high school and a new additional Faulkner State Community College location incorporating a powerful dual-enrollment model proven to promote access to higher education complete with on-campus housing and student life activities. This innovative campus will encourage affiliations with four-year universities to complete the higher education model by offering Bachelor's and Master's Programs; and

Section 4. The Mayor and City Council strongly encourage citizens of Gulf Shores and all of Baldwin County to vote in favor of renewing the expiring four (4) mills of existing funding so we may continue to ensure Baldwin County has quality schools which enable us to promote the outstanding quality of life and strong communities currently enjoyed throughout all of Baldwin County.

Section 5. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5622-16 was seconded by Councilman Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye", Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye", Councilman Jones, "aye", and Mayor Craft, "aye". Whereupon, Mayor Craft declared Resolution No. 5622-16 duly and legally adopted.

Councilman Dyken introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5623-16

**A RESOLUTION
AUTHORIZING AND DIRECTING THE
MAYOR AND CITY CLERK TO EXECUTE
AND ATTEST, RESPECTIVELY,
A TRAFFIC SIGNAL PERMIT/MAINTENANCE AGREEMENT
FOR PEDESTRIAN SIGNAL UPGRADE
BETWEEN THE
ALABAMA DEPARTMENT OF TRANSPORTATION
AND THE CITY OF GULF SHORES**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

Section 1. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a Traffic Signal Permit/Maintenance Agreement between the Alabama Department of Transportation and the City of Gulf Shores for the pedestrian signal upgrade at the intersection of Alabama State Highway 180 @ Walmart; and

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5623-16 was seconded by Councilman Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, “aye”, Councilman Doughty, “aye”, Councilman Harris, “aye”, Councilman Dyken, “aye”, Councilman Jones, “aye”, and Mayor Craft, “aye”. Whereupon, Mayor Craft declared Resolution No. 5623-16 duly and legally adopted.

Furthermore, Councilman Harris introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5624 -15

**A RESOLUTION
ACCEPTING THE PROPOSAL OF
R&S PAVING AND GRADING, INC.
TO EXTEND THE WATERWAY VILLAGE DISTRICT
SIDEWALK FROM THE CITY PARKING AREA
TO BYWATER BISTRO RESTAURANT
IN AN AMOUNT NOT TO EXCEED \$28,538.00**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

WHEREAS, when the Bywater Bistro Restaurant opened along West Canal Drive on the edge of the Waterway Village District they contributed \$7,750 in sidewalk and parking fees to the City; and

WHEREAS, an extension of the sidewalk from the City Waterway Village District Parking lot is desired in order to utilize the City parking spaces purchased through the fees.

Section 1. That the proposal of R&S Paving and Grading, Inc. to extend the Waterway Village District sidewalk on the south side of Canal Drive underneath the bridge to the drive of the restaurant, is hereby accepted, being the lowest, most responsible proposals received: and

Section 2. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a contract between the City of Gulf Shores and R&S Paving and Grading, Inc. to extend the Waterway Village District Sidewalk on the south side of Canal Drive underneath the bridge to the drive of the restaurant, in an amount not to exceed \$28,538.00; and in substantially the form presented to Council this date.

Section 3. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5624-16 was seconded by Councilman Doughty; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, “aye”, Councilman Doughty, “aye”, Councilman Harris, “aye”, Councilman Dyken, “aye”, Councilman Jones, “aye”, and Mayor Craft, “aye”. Whereupon, Mayor Craft declared Resolution No. 5624-16 duly and legally adopted.

Councilman Harris introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5625-16

**A RESOLUTION
REJECTING BIDS FOR REPLACEMENT
OF THE BODENHAMER RECREATION
CENTER POOL FILTRATION SYSTEM**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 22, 2016, as follows:

Section 1. That all bids received on January 26, 2016, for replacement of the Bodenhamer Recreation Center's Pool Filtration System, be and the same are hereby rejected.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5625-16 was seconded by Councilman Dyken; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Garris, "aye", Councilman Doughty, "aye", Councilman Harris, "aye", Councilman Dyken, "aye", Councilman Jones, "aye", and Mayor Craft, "aye". Whereupon, Mayor Craft declared Resolution No. 5625-16 duly and legally adopted.

COMMITTEE REPORTS:

No report at this time.

STAFF REPORT:

Planning and Zoning Director, Andy Bauer, announced the next Planning Commission Meeting was scheduled for Tuesday, February 23rd at 4:00 p.m. with four items on the agenda for review.

Assistant Director of Recreation and Cultural Affairs, Matt Young announced the pay for parking pay stations were currently being installed and would be ready for use March 1st when the City begins to charge for parking at several beach access points throughout the City.

Director of Public Works, Mark Acreman reported the County would be replacing a drainage pipe on County Road 8 closing off a section of the road. Informational signs have been posted and the City has also provided this information on the website. The work is scheduled to take place February 25th – March 8th.

Director of Recreation and Cultural Affairs, Grant Brown reported five pine trees at the Bodenhamer Recreation Center were being removed due to the new wayfinding signage installation.

Director of Finance and Administrative Services, Cindy King announced beginning at 12:01 a.m. on Friday, February 26th and ending at twelve midnight on Sunday, February 28th, Alabama will hold its fifth annual Severe Weather Preparedness Sales Tax Holiday giving shoppers the opportunity to purchase certain severe-weather preparedness supplies free of state and city sales or use tax.

Assistant Public Works Director, Noel Hand gave a brief summary of the work being done on the City's initiative "Leave Only Footprints" stating they were working with industry partners to further educate residents and visitors alike as to what to expect from this campaign.


Emergency Manager Coordinator, Brandan Franklin announced the City was under a severe weather alert for tomorrow afternoon, stating we may experience significant wind, hail, rain and a possibility of tornados in our forecast. Upon hearing from several RV campers, he contacted the Baldwin County EMA who at this time does not plan on opening any shelters, further stating any after school activities and programs scheduled for tomorrow are cancelled. Mr. Franklin will be participating in a weather webinar tomorrow morning at 10:30a.m. that will provide additional information.

Mayor Craft asked if there was anyone who would like to speak that was not listed on the formal agenda.

There being no further business to come before the Council, Councilman Jones moved to adjourn; seconded by Councilman Dyken; and the vote of those officials present was unanimously in favor of the motion.

Mayor Craft declared the meeting adjourned at 5:14 p.m.


Robert Craft, Mayor

Attest: 
Wanda Parris, MMC
City Clerk



City of Gulf Shores
Expense Vouchers
Jan 30-Feb 12, 2016

Account Number	Account Name	Payment Amount
01-1010900	Cash Transfer Control	683.54
01-1417020	Inventory-Automotive Sup	\$
01-1417030	Inventory-Facility R & M Sup	\$ 583.11
01-1417040	Inventory-Hurricane Sup	\$ 379.63
01-1417050	Inventory-Janitorial Sup.	\$ 4.59
01-2020010	Accounts Payable (From Audit)	\$ 1,513.88
01-2052030	SalesTaxPayabletoSaunders	\$ 12,344.23
01-2286010	Performance Bonds	\$ 5,726.37
01-2296062	Deposits (Security)-SpecEvents	\$ 1,000.00
01-2296063	Deposits-MonroeTelecomSrvc	\$ 500.00
01-3475110	Entertainment	\$ 16,400.65
01-3478600	Bodenhamer - Recreational Progrms	\$ 420.00
01-3479000	Bodenhamer-MembershipFees	\$ 25.00
01-3479050	Programs & Events	\$ 543.00
01-501-63260	Registration Fees/Tuition	\$ 160.00
01-501-63311	Professional Services	\$ 852.00
01-501-64110	Water/Sewer	\$ 3,550.00
01-501-64421	Equipment Rental	\$ 45.08
01-501-65310	Telephone	\$ 59.21
01-501-65810	Meals/Lodging/Travel	\$ 618.19
01-501-63150	Supplies - Office	\$ 388.60
01-508-52081	Recruiting	\$ 196.85
01-508-64110	Water/Sewer	\$ 887.25
01-508-64211	Refuse Collection	\$ 59.84
01-508-65310	Telephone	\$ 9.63
01-508-65810	Meals/Lodging/Travel	\$ 51.78
01-508-65150	Supplies - Office	\$ 194.24
01-508-69410	Books/Subscriptions	\$ 326.46
01-519-63260	Registration Fees/Tuition	\$ 100.00
01-519-64110	Water/Sewer	\$ 149.25
01-519-64211	Refuse Collection	\$ 60.33
01-519-64310	Maintenance - Software	\$ 55.12
01-519-64332	Contract/Consulting Services	\$ 2,899.00
01-519-64421	Equipment Rental	\$ 487.50
01-519-65250	Insurance	\$ 403.98
01-519-65310	Telephone	\$ 8,666.71
01-519-65311	Internet Service	\$ 604.76
01-519-65810	Meals/Lodging/Travel	\$ 2,503.50
01-519-66112	Computer	\$ 11.90
01-519-66150	Supplies - Office	\$ 9,252.20
01-519-66165	Postage & Freight	\$ 388.22
01-519-66170	Furn, Equip, Fixt, SmTools<\$5000	\$ 4,000.00
01-519-66171	ComputerPerphs&Parts(CityWide)	\$ 16.54
01-519-66260	Fuel, Oil & Lubricants	\$ 53.67
01-519-66410	Books/Subscriptions	\$ 17.12
01-519-68110	Miscellaneous	\$ 31.90
01-520-64110	Water/Sewer	\$ 466.30
01-530-64110	Water/Sewer	\$ 25.40
01-530-64324	R & M - Equipment	\$ 355.46
01-530-64383	R & M - Vehicle	\$ 137.02
		\$ 660.47

01-530-64421	Equipment Rental	\$	479.53
01-530-65310	Telephone	\$	2,227.68
01-530-65810	Meals/Lodging/Travel	\$	2,600.00
01-530-66150	Supplies - Office	\$	385.87
01-530-66165	Postage & Freight	\$	6.85
01-530-66170	Furn, Equip, Fixt, SmTools<\$5000	\$	4,519.80
01-530-66195	Uniform Rental/Purchases	\$	1,074.41
01-530-66220	Electricity	\$	23.46
01-530-66260	Fuel, Oil & Lubricants	\$	3,728.06
01-530-68110	Miscellaneous	\$	2,379.81
01-535-61062	Volunteer Firefighters	\$	275.00
01-535-64110	Water/Sewer	\$	245.30
01-535-64211	Refuse Collection	\$	810.02
01-535-64324	R & M - Equipment	\$	25.98
01-535-64383	R & M - Vehicle	\$	755.36
01-535-64422	Fire Hydrant Rentals	\$	4,905.00
01-535-65310	Telephone	\$	827.17
01-535-66112	Computer	\$	1,441.04
01-535-66120	EMS Supplies	\$	4,136.29
01-535-66150	Supplies - Office	\$	85.25
01-535-66155	Supplies - Operating	\$	83.69
01-535-66170	Furn, Equip, Fixt, SmTools<\$5000	\$	139.79
01-535-66220	Uniform Rental/Purchases	\$	250.40
01-535-66260	Electricity	\$	451.85
01-535-68110	Fuel, Oil & Lubricants	\$	821.50
01-540-64110	Miscellaneous	\$	56.95
01-540-64324	Water/Sewer	\$	12.70
01-540-65310	R & M - Equipment	\$	170.00
01-540-66260	Telephone	\$	189.58
01-540-68110	Fuel, Oil & Lubricants	\$	70.25
01-541-64110	Miscellaneous	\$	220.00
01-541-66172	Water/Sewer	\$	12.70
01-541-66260	ACAMP Expenditures<\$5,000	\$	1,197.23
01-550-64110	Fuel, Oil & Lubricants	\$	273.33
01-550-64383	Water/Sewer	\$	9.53
01-550-65310	R & M - Vehicle	\$	15.00
01-550-66260	Telephone	\$	193.60
01-550-68110	Fuel, Oil & Lubricants	\$	74.50
01-551-64110	Miscellaneous	\$	14.45
01-551-64211	Contract Labor	\$	1,350.00
01-551-64324	Water/Sewer	\$	192.11
01-551-64332	Refuse Collection	\$	116.18
01-551-64421	R & M - Equipment	\$	406.21
01-551-65310	Contract/Consulting Services	\$	325.00
01-551-65710	Equipment Rental	\$	197.22
01-551-65716	Telephone	\$	197.37
01-551-66170	Programs/Special Events	\$	240.00
01-551-66220	Entertainment Series	\$	4,479.06
01-551-66170	Supplies - Custodial	\$	50.00
01-551-66170	Furn, Equip, Fixt, SmTools<\$5000	\$	256.17
01-551-66220	Electricity	\$	2,290.00
01-551-68110	Miscellaneous	\$	686.32
01-552-64110	Water/Sewer	\$	126.86
01-552-64211	Refuse Collection	\$	35.07
01-552-66150	Supplies - Office	\$	544.01

01-552-66155	Supplies - Operating	\$	32.88
01-552-66220	Electricity	\$	245.00
01-552-66411	Books,Periodicals &Other Mats	\$	442.48
01-553-51068	Contract Labor	\$	9,315.00
01-553-51075	Contract - Tennis Pro Lessons	\$	2,732.75
01-553-63260	Registration Fees/Tuition	\$	192.00
01-553-64110	Water/Sewer	\$	802.63
01-553-64211	Refuse Collection	\$	105.60
01-553-64324	R & M - Equipment	\$	84.88
01-553-64332	Contract/Consulting Services	\$	2,600.00
01-553-65310	Telephone	\$	113.56
01-553-65710	Programs/Special Events	\$	129.16
01-553-65715	Programs - Sports	\$	818.33
01-553-65810	Meals/Lodging/Travel	\$	18.79
01-553-66117	Supplies - Custodial	\$	82.70
01-553-66121	Pool Supplies	\$	485.43
01-553-66125	Tennis Supplies	\$	134.90
01-553-66130	Fitness Supplies	\$	476.17
01-553-66150	Supplies - Office	\$	11.50
01-553-66155	Supplies - Operating	\$	66.31
01-553-66180	Tournaments	\$	300.00
01-553-66195	Uniform Rental/Purchases	\$	246.00
01-553-66220	Electricity	\$	7,390.09
01-553-66260	Fuel, Oil & Lubricants	\$	287.15
01-553-68110	Miscellaneous	\$	72.02
01-554-63260	Registration Fees/Tuition	\$	200.00
01-554-64110	Water/Sewer	\$	280.00
01-554-64325	R & M Irrigation	\$	352.37
01-554-65310	Telephone	\$	100.78
01-554-66155	Supplies - Operating	\$	248.88
01-554-66157	Supplies - Turf	\$	140.52
01-554-66160	Supplies - Turf-Chem/Fertilizer	\$	140.00
01-554-66260	Fuel, Oil & Lubricants	\$	308.73
01-555-64110	Water/Sewer	\$	2,068.52
01-555-64324	R & M - Equipment	\$	69.89
01-555-64325	R & M Irrigation	\$	3,529.27
01-555-64326	R & M-Tennis Courts	\$	243.27
01-555-66155	Supplies - Operating	\$	62.85
01-555-66157	Supplies - Turf	\$	1,289.98
01-555-66220	Electricity	\$	1,988.90
01-555-66260	Fuel, Oil & Lubricants	\$	224.66
01-556-64110	Water/Sewer	\$	1,212.72
01-556-64324	R & M - Equipment	\$	565.68
01-556-65310	Telephone	\$	51.78
01-556-66155	Supplies - Operating	\$	830.63
01-556-66170	Furn,Equip,Fixt,SmTools<\$5000	\$	1,353.16
01-556-66195	Uniform Rental/Purchases	\$	100.00
01-556-66260	Fuel, Oil & Lubricants	\$	102.53
01-556-68110	Miscellaneous	\$	74.88
01-557-64110	Water/Sewer	\$	164.27
01-557-64211	Refuse Collection	\$	141.99
01-557-65310	Telephone	\$	51.78
01-557-65570	Printing	\$	60.83
01-557-65705	Senior Programs	\$	240.98
01-557-65710	Programs	\$	58.84

01-557-66150	Supplies-Office	\$	41.87
01-557-68110	Miscellaneous	\$	5,073.32
01-558-64110	Water/Sewer	\$	10.40
01-558-66310	Telephone	\$	80.02
01-558-66150	Supplies - Office	\$	62.34
01-560-64110	Water/Sewer	\$	12.70
01-560-64211	Refuse Collection	\$	36.36
01-560-66310	Telephone	\$	380.69
01-560-66150	Supplies - Office	\$	162.41
01-560-66220	Electricity	\$	22.77
01-560-66260	Fuel, Oil & Lubricants	\$	169.65
01-560-68110	Miscellaneous	\$	11.90
01-561-66310	Telephone	\$	51.78
01-561-66117	Supplies - Custodial	\$	317.54
01-561-66150	Supplies - Office	\$	87.29
01-561-66195	Uniform Rental/Purchases	\$	336.11
01-561-66260	Fuel, Oil & Lubricants	\$	335.31
01-561-68110	Miscellaneous	\$	15.00
01-562-51068	Contract Labor	\$	3,140.20
01-562-64110	Water/Sewer	\$	824.10
01-562-64211	Refuse Collection	\$	342.52
01-562-66310	Telephone	\$	51.78
01-562-66140	Supplies - Landscape	\$	1,172.38
01-562-66142	Supplies-Tree Maintenance	\$	500.00
01-562-66150	Supplies - Office	\$	77.85
01-562-66170	Furn,Equip,Fixt,SmTools<\$5000	\$	27.28
01-562-66195	Uniform Rental/Purchases	\$	219.44
01-562-66220	Electricity	\$	14.00
01-562-66260	Fuel, Oil & Lubricants	\$	488.53
01-562-68110	Miscellaneous	\$	25.71
01-563-51068	Contract Labor	\$	2,545.10
01-563-64110	Water/Sewer	\$	199.80
01-563-64211	Refuse Collection	\$	2,995.52
01-563-64246	MowingContract-ROWS,Spix&IndPk	\$	165.34
01-563-64375	R & M - Streets/Drainage/Sidewalks	\$	10,544.36
01-563-64378	R & M-Street Lights	\$	497.09
01-563-66310	Telephone	\$	268.90
01-563-66150	Supplies - Office	\$	107.39
01-563-66170	Furn,Equip,Fixt,SmTools<\$5000	\$	289.48
01-563-66195	Uniform Rental/Purchases	\$	594.26
01-563-66220	Electricity	\$	26.00
01-563-66260	Fuel, Oil & Lubricants	\$	2,034.48
01-563-66510	Traffic Signs/Markers	\$	187.24
01-563-68110	Miscellaneous	\$	828.03
01-564-64211	Refuse Collection	\$	30.00
01-564-64324	R & M - Equipment	\$	2,494.35
01-564-64332	Contract/Consulting Services	\$	761.50
01-564-64363	R & M - Property&Facility	\$	2,052.88
01-564-64379	R & M-Street/TrafficLight	\$	285.42
01-564-64383	R & M - Vehicle	\$	3,056.65
01-564-65310	Telephone	\$	303.55
01-564-66150	Supplies - Office	\$	70.56
01-564-66155	Supplies - Operating	\$	319.68
01-564-66170	Furn,Equip,Fixt,SmTools<\$5000	\$	190.51
01-564-66195	Uniform Rental/Purchases	\$	273.91

01-564-66260	Fuel, Oil & Lubricants	\$	280.53
01-679-60003	Outside Agencies	\$	3,000.00
01-991-64104	Transfer to Debt Service Fund	\$	113,612.42
10-991-63761	TranToBchR&RFnd-Monitori-Phill	\$	365,000.00
11-579-68135	Misc Expense - MunClJudicialAdmFund	\$	879.71
14-3419000	Miscellaneous Revenue	\$	708.13
37-2111000	Due to Special Rev-2% Lodg Tax	\$	213,612.04
37-563-64110	Water/Sewer	\$	23.90
37-563-64211	Refuse Collection	\$	1,779.96
37-563-65460	Public Relations/ Advertising	\$	7,049.42
37-563-80805	Furn.Equip.Fixt.SmTools>\$5000	\$	806.50
37-563-80874	Improvements	\$	14,213.85
37-563-80915	ADEM Recycling Grant	\$	74.36
38-2080000	Due to Other Funds	\$	2,663.18
40-879-65503	West 12th Street Public Access	\$	1,825.00

TOTAL \$ 939,736.27

STATE OF ALABAMA)

BALDWIN COUNTY)

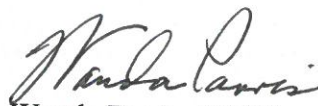
CERTIFICATE OF CITY CLERK

I, the undersigned, do hereby certify that I am the duly elected and qualified City Clerk of the City of Gulf Shores, Alabama (the "City").

I do further certify that as Clerk of the City, I have access to all original records of the City and I am duly authorized to make certified copies of its records on its behalf, and that the attached constitutes a copy of Ordinance No.1807 of the City of Gulf Shores, Alabama, the original of which is on file and of record in the City archives. A copy of said Ordinance has been posted on the City's website and the bulletin board at City Hall, Recreation Center, and Library for a period of 30 days.

IN WITNESS WHEREOF, I have hereunto set my hand as Clerk of the City and have affixed the official seal of the City this 22nd day of February, 2016.




Wanda Parris, MMC
City Clerk



SMALL TOWN, BIG BEACH™

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Director of Planning & Zoning

SUBJECT: Z2015-03 16961 State Highway 180 Rezoning BN to BG

DATE: January 4, 2016

ISSUE: Mr. Brooks Delaney representing Southland Gulf LLC proposes to rezone approximately 2.99 acres of land at 16961 State Highway 180 from Neighborhood Business (BN) to General Business.

BACKGROUND: The property is located on Ft. Morgan Road immediately east of the South Alabama Sewer Service plant and was legislatively annexed on June 9, 2011. Upon annexation the property was given the automatic zoning designation of Medium Density Single Family Residential (R-1-4). The property is developed with a commercial building, mini-storage warehouses, a warehouse, and a mobile home. The city rezoned all properties which were currently being utilized for commercial purposes to BN, the most restrictive commercial zoning district, on February 27, 2012.

PLANNING COMMISSION: At their December 15, 2015 meeting the Commission voted unanimously (8-0) to recommend approval of this rezoning application to the City Council.

RECOMMENDATION: Staff recommends the City Council rezone 16961 State Highway 180 from Neighborhood Business (BN) to General Business (BG) subject to the conditions contained in the staff report.

ATTACHMENTS: Staff Report, Applicant Request Letter, Property Survey



TO: Mayor Robert Craft and
Members of the City Council

DATE: January 4, 2016

FROM: Andy Bauer, AICP
Director of Planning & Zoning

SUBJECT: Z2015-03 16961 State Highway 180 Rezoning BN to BG

OVERVIEW: Mr. Brooks Delaney representing Southland Gulf LLC proposes to rezone approximately 2.99 acres of land at 16961 State Highway 180 from Neighborhood Business (BN) to General Business (BG). The property owners have expressed an interest in providing additional warehousing space.

BACKGROUND: The property was legislatively annexed on June 9, 2011, and given the automatic zoning designation of Medium Density Single Family Residential (R-1-4). The city then rezoned all properties which were currently being utilized for commercial purposes to BN, the most restrictive commercial zoning district, on February 27, 2012.

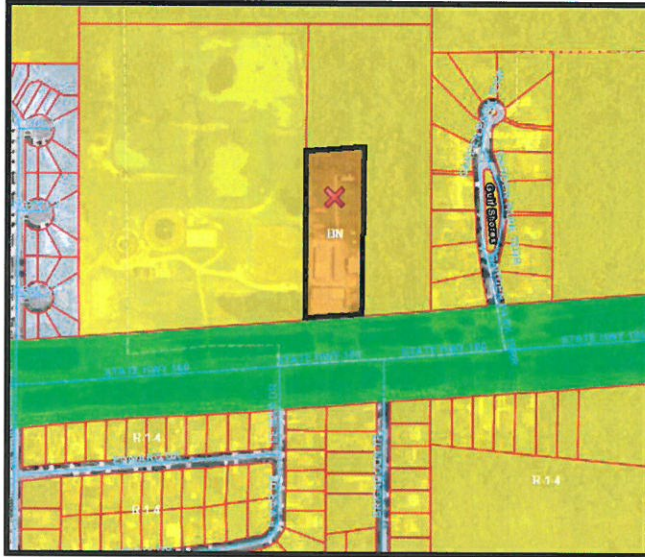
Planning Commission: At their December 15, 2015 meeting the Commission voted unanimously (8-0) to recommend approval of this rezoning application to the City Council with conditions. The applicant was present at the Planning Commission meeting and is in agreement with the conditions.

ANALYSIS: In analyzing this rezoning request, staff has compared the proposed rezoning to the existing zoning surrounding the subject property, analyzed the proposal versus the recommendations of the City's Future Land Use Plan, and anticipated the impact to the adjacent land uses and zoning.

Land Use Plan: The Land Use Plan designates this area along State Highway 180 as Low Residential. Land use designations are general guidelines indicating desirable land use patterns for Gulf Shores and should not be interpreted to propose, approve, deny or preclude any particular action without full consideration of the city. One of the four (4) major themes of the Land Use Plan is to plan for and site commercial activity centers in a way that will support and complement residential neighborhoods.

Current Zoning: The applicant is seeking to rezone this property from BN to BG in order to bring some of the existing uses into conformance with the use regulations of the zoning ordinance and to allow for future development of the property. Only one (1) of the four existing uses, the retail/office building is allowed by the BN zoning district. The warehouse, mini-storage buildings, and mobile home residence are not allowed by the BN zoning district. Additionally, the BN zoning district only allows for a maximum gross floor area of 10,000 square feet and the total gross floor area of the structures on the property is approximately 14,500 square feet therefore no future development can occur on the property.

Please note that the requested BG zoning district will not bring the mobile home into conformity. It is currently occupied by the caretaker of the property and at such time the mobile home becomes vacant, it will be removed from the site.



Surrounding Property Zoning: The site is surrounded by Medium Density Single Family Residential (R-1-4) zoning. To the west is the South Alabama Sewer Service Corporation's sewer plant. East and north of the site is zoned R-1-4 and is heavily wooded, vacant land which is also owned by the applicant. To the south, across State Highway 180, is zoned Medium Density Single Family Residential (R-1-4) and is the Brigadoon Heights subdivision.

FACTS TO CONSIDER:

- General Business will allow for more intensive uses by right.
- If rezoned to BG future development of the property will require the site to be brought into code with the Zoning Ordinance including extensive buffering from the residentially zoned property to the north and east.
- The subject property is completely buffered from the existing single family uses in the surrounding area and is not likely to develop in any manner except for commercial due to the location of the sewer plant directly to the west.
- The existing uses, with the exception of the mobile home, will become conforming and can be expanded with the rezoning of the property to General Business.
- The property offers commercial uses to an area of the City that is predominantly zoned and developed as single family residential.

RECOMMENDATION: Staff recommends the City Council approve the rezoning of this property from BN to BG with the following improvements being made to the property:

1. The gravel parking spaces in front of the commercial building shall be delineated with wheel stops.
2. Six (6) shrubs every 20 feet shall be installed to screen the commercial building parking lot from State Highway 180.
3. The dumpster shall be moved behind the front building line and screened by a minimum six (6) foot tall gated enclosure.
4. All outdoor storage located behind the warehouse shall be placed within the building or screened with minimum six (6) foot tall privacy fence.

SOUTHLAND GULF

16 Midtown Park East
Mobile, Alabama 36606
Telephone: (251) 476-0700
Fax: (251) 476-0026

October 5, 2015

Rezoning Request- 16961 Alabama Highway 180

To Whom It May Concern:

Please accept this narrative description of the request to rezone the aforementioned property owned by Southland Gulf LLC. The subject property is approximately 3.1 acres in size, and is currently improved with a multi-tenant office/retail building (approximately 4,500 square feet), a metal warehouse building (approximately 2,500 square feet), and two mini-storage buildings (approximately 7,500 square feet). It is our understanding that this property was legislatively annexed into the City of Gulf Shores a couple of years ago, and that the current improvements were in existence at the time of annexation. The property does not currently meet the requirements of its current Neighborhood Business zoning, and therefore is considered a non-conforming use.

We would like to request the property be rezoned to General Business (GB), in an effort to better align the current use and improvements of the property with the uses allowed under the General Business zoning regulations. We feel that the current non-conforming use status significantly limits our ability to effectively market, lease, and improve our property.

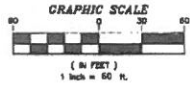
Your consideration in this request is greatly appreciated.

Sincerely,



Brooks DeLaney

PROPERTY IS LOCATED IN THE SE 1/4 OF SECTION 14,
TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



LEGEND:

- ⊙ = SEWER GRINDER PUMP
- ⊞ = ELECTRIC PANEL
- ⊞ = AIR CONDITIONER
- ⊞ = FIRE HYDRANT
- ⊞ = SEWER VALVE
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = GAS VALVE
- ⊞ = CUI WIRE
- ⊞ = UTILITY POLE
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = LIGHT POLE
- ⊞ = IRON PIN FOUND
- ⊞ = CAPPED REBAR FOUND
- A.K.A. = ALSO KNOWN AS
- CHUT = OVERHEAD UTILITY LINE
- REC = PLAT OR MAP RECORD BEARING & DISTANCE
- (SURVEY BY HIRE SURVEYING, INC DATED NOVEMBER 1993)
- = CHAIN-LINK FENCE
- = WOOD FENCE

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON NOVEMBER 22ND, 2015; AND IS RECORDED IN FIELD BOOK #283, AT PAGE 62, AND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NGVD 86) AS TAKEN FROM BALDWIN COUNTY GPS STATION NO. XXX (ELEVATION XXX.XX).
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

"LOT 2, V. & M. ESTATES SUBDIVISION, BALDWIN COUNTY, ALABAMA, AS FOUND RECORDED ON SLIDE 1452-B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SAID COUNTY."

(DESCRIPTION COPIED FROM THAT WARRANTY DEED RECORDED AT INSTRUMENT NO. 1388853).

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

PREBLE-RISH, LLC
DAVID E. DIEHL

11-9-2015
AL P.L.S. No. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



REVISIONS	ISSUE DATE	FIELD DATE	FIELD BOOK & PAGE

BOUNDARY SURVEY SOUTHLAND GULF LLC		DATE: 11/9/2015
PREBLE-RISH, LLC. CONSULTING ENGINEERS & SURVEYORS CIVIL • SURVEYING • SITE BUILDING		SCALE: 1" = 60'
0949 Belliston Ave Daphne, AL 36526 251-990-9990 fax 251-990-9990 info@preble-rish.net		DRAWN BY: JWP
		CHECKED BY: DED
		SECTION 14, T-9-S, R-3-E BALDWIN COUNTY, ALABAMA
		PROJECT# 001.0305
		REF# 070598
		DWG# 001.0305.DWG
		SHEET NO. 1 OF 1

FILE COPY